

**Washington County Land Use Authority Work Meeting**  
**June 28, 2011**  
**(Recording available)**

The Washington County Land Use Authority Meeting was held on Tuesday, June 28, 2011 at the Washington County Administration Building, 197 E. Tabernacle, St. George, Utah. The meeting was convened at 1:30 p.m. by Chairman Mike Stucki.

Commissioners present: Doug Wilson, Rick Jones, and JoAnn Balen.

Excused: Deborah Christopher, and Dave Everett

Absent: Julie Cropper, and Kim Ford.

Staff present: Deon Goheen, Planning & Zoning Administrator; Todd Edwards, County Engineer; Rachelle Ehlert, Deputy Attorney; Kurt Gardner, Building Official; John Willie, Planning Administrator; Denny Drake, County Commissioner, Kim Hafen, County Clerk; and Doreen Bowers-Irons, Planning Secretary.

Audience attendance:

Chairman Stucki led the audience in the Pledge of Allegiance after which, he explained the meeting protocol.

**I. STAFF COMMENTS.** Review staff comments for each agenda item listed; Staff initiated.

**II. DISCUSSION ITEM/COMMUNITY PLAN REVIEWS.** Review, discuss, and the recommendation for advertising of seven (7) community plans for Brookside/Pine Valley Mountain Farms, Dammeron Valley, Diamond Valley, Gunlock, Pine Valley, Veyo, and Winchester Hills; County initiated

The Planner stated for the past year, John Willie has been working on the private lands portion of the General Plan by creating individual community plans for 13 communities in the County. There are seven (7) plans in draft form ready for review by the Planning Commission. These plans are for Brookside/Pine Valley Mountain Farms Dammeron Valley, Diamond Valley, Gunlock, Pine Valley, Veyo, and Winchester Hills. Staff is in the process of going back to meet with most of these communities. The Commission should review and comment on the draft outlines of these community plans being presented. These plans will eventually be included in the Private Lands portion of the General Plan. Staff would agree that any changes or additions to the draft copies could be reviewed by going directly to the advertising process for a hearing on July 12, 2011.

John Willie presented the proposed Community General Plans. He explained how he came up with the data used in to put the community plans together, which included history books, gathering information from people, fire districts, and various other resources. He stated it took two (2) years of work to put the Pine Valley plan together.

Mr. Willie indicated that the draft information provided will change over time due to corrections and various other reasons. When changes are made within the communities, those changes would come before the Commission for approval. He concluded by stating that he hopes to have the remaining Community General Plans ready and provided to the Commission for their approval by the end of the year.

Mr. Willie, the commission, and staff discussed the community plan drafts and items that could be included in them, such as building within the communities, water resources, commercial uses, and other items. They discussed in length roadways and access roads. He noted most of the communities do not want commercial in their communities. Veyo was the exception where 50% of the residents wanted commercial uses and the other 50% stated they do not want more commercial uses.

Staff asked the Planning Commissioners if they were amenable to holding the public hearing on these plans on July 12, 2011. The Commission agreed that the Public Hearing could proceed. Staff will post and advertise the public hearing notice.

**III. COUNTY COMMISSION ACTION REVIEW.** Review of action taken by the County Commission on Planning Items on June 21, 2011; County initiated.

The Planner reported to the Commission planning items approved by the County Commission on June 21, 2011 beginning at 4:00 p.m., which were: (a) Conditional use extension to construct and operate a motorcycle/ATV track within the OST-20 zone located in Section 15, T39S, R16W, SLB&M, generally located east of Hwy. 18 on North Baker Lake Road and 300 East in Central; Robert and Mary Houston applicants Gary Simonson, agent.

**IV. COMMISSION & STAFF REPORTS.** General reporting on various topics; County initiated.

Motion was made and seconded to adjourn the meeting at 2:30p.m.

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Doreen Bowers-Irons  
Planning Secretary

Approved: 09 August 2011